

PB# 88-37

**Fox Hill Associates
(Withdrawn)**

54-1-2

FOX HILL ACRES

88-37

Withdraw 10/3/91

Rep: Lant + Tully 294-7300

By Pauline M. Townsend

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

12277
Oct 8 1991

Received of Dot Hise Associates \$ 28.50

Twenty-eight and 50 100 DOLLARS

For P.B. #88-37 Eng. Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR # 598</u>		<u>28.50</u>

By Pauline M. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

9866
May 29 1988

Received of For Hise Associates \$ 25.00

Twenty-five and 00 100 DOLLARS

For Major Sub-Division Application Fee (#88-37)

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR # 522</u>		<u>\$ 25.00</u>

By Pauline M. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609



FOX HILL ASSOCIATES

614 LITTLE BRITAIN RD., NEW WINDSOR, N.Y. 12550

914-564-5800

October 3, 1991

Ms. Myra Mason
Secretary, Planning Board
Town of New Windsor
55 Union Avenue
New Windsor, New York 12553

Dear Myra:

Kindly consider this as formal notice to discontinue a 1988 application for a sub-division called FOX HILL ACRES - your file # 88-37.

Enclosed is a check in the amount of \$28.50 representing a fee balance still due on the application.

Thank you for your attention in this matter.

Very truly yours,

Lester A. Clark

88-37

*Received check # 598
in the amount of \$28.50
for Eng. Fee.*

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project FOX HILL ACRES
2. Name of Applicant Lester Clark Phone 564-4440
Address 614 Little Britain Road, New Windsor, New York 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Lester Clark/Karl Kirchner Phone 564-4440
Address 614 Little Britain Road New York 12550
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Lanc & Tully, P.C. Phone 294-7300
Address P.O. Box 687, Route 207 Goshen, New York 10924
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Jerome Johnson, Esq. Phone 358-4200
Address 53 Burd Street Nyack New York 10960
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the south side of King Drive
(Street)
700 feet east (Direction)
of intersection of NYS Route 207 and King Drive
(Street)
7. Acreage of Parcel 152.34 acres 8. Zoning District R-1
9. Tax Map Designation: Section 54 Block 1 Lot 2
10. This application is for 49 Lot Suddivision
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section None Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Lester A. Clark being duly sworn, deposes and says that he resides at 641 Little Britain Rd New Windsor in the County of Orange and State of New York and that he is (the owner in fee) of _____
(Official Title)
of the Corporation which is the owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

20th day of May 1988

Constance M. Bolton
Notary Public

[Signature]
(Owner's Signature)

[Signature]
(Applicant's Signature)

owner
(Title)

CONSTANCE M. BOLTON
Notary Public, State of New York
Qualified in Rockland County
Commission Expires June 2, 1989

REV. 3-87

88-37

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: FOX HILL ACRES
Location: KING DRIVE, NEW WINOSOR, N.Y.
ID Number: T.M. # 54-1-2

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOR AGENCY USE ONLY

Preparer's Signature: _____ Date: _____
Preparer's Title: _____
Agency: _____

PROXY STATEMENT

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Lester Clark, et al, deposes and says that he
resides at 614 Little Britain Road, New Windsor
(Owner's Address)

in the County of Orange

and State of New York

and that he is the owner in fee of Fox Hill Acres Subdivision

which is the premises described in the foregoing application and
that he has authorized Lanc & Tully Engineering & Surveying, P.C.
to make the foregoing application as described therein.

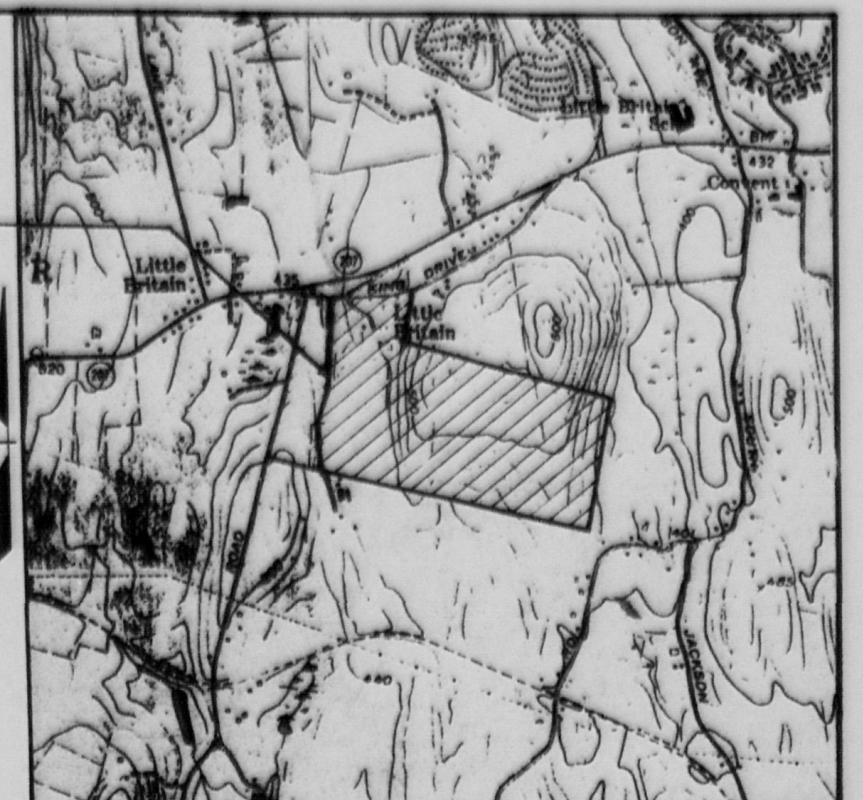
Date: 5/23/88


(Owner's Signature)


(Witness' Signature)



SITE



LOCATION PLAN
TAKEN FROM USGS QUAD MAPS MAYBROOK CORNWALL
SCALE 1"=2000

FM LOT
N/F
2155/282

FM LOT
N/F
2260/763

FM LOT
N/F
2477/46

FM LOT
WESTMINSTER CHURCH
2024/105
54-1-12

FM LOT
WESTMINSTER CHURCH
2088/448
54-1-13

N/F
LITTLE BRITAIN
PARSONAGE
162/114
32-1-24

N/F
2008/730
32-1-23.2

NOTES:

1. TOTAL AREA: 152.34 ACRES
2. TOTAL NUMBER OF LOTS: 48
3. TAX MAP NUMBER: 54-1-2
4. ZONING DISTRICT: R-1
5. TOPOGRAPHY SHOWS 8' CONTOURS AND IS TAKEN FROM A PHOTOGRAPHIC MANUSCRIPT PREPARED BY AERIAL DATA REDUCTION ASSOCIATES BASED ON PHOTOGRAPHS TAKEN ON 3-22-88
6. BOUNDARY SHOWN FROM AN ACTUAL FIELD SURVEY BY LANC & TULLY, P.C. COMPLETED ON DECEMBER 2, 1988
7. NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION CLASSIFIED FRESHWATER WETLANDS SHOWN TAKEN FROM N.Y.S. DEC FRESHWATER WETLAND MAP CORNWALL QUADRANGLE

N/F
AHFS REALTY CORPORATION
32-1-12
2048/635

N/F
AHFS REALTY CORPORATION
32-1-13
2048/637

N/F
WITFIELD
885/87
32-1-14

N/F
WITFIELD
1986/137
32-1-20.2

CERTIFICATION

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED DECEMBER 2, 1987.

FOX HILL ASSOCIATES

N.Y.S. LIC #048358

TABLE OF ZONING REQUIREMENTS R-1

MINIMUM	LOT AREA	43,560 SQ. FT.
	LOT WIDTH	125 FT.
	FRONT YARD	45 FT.
	SIDE YARD/TOTAL BOTH SIDE YARDS	20/40 FT.
	REAR YARD	30 FT.
	STREET FRONTAGE	70 FT.

OFFER OF DEDICATION:

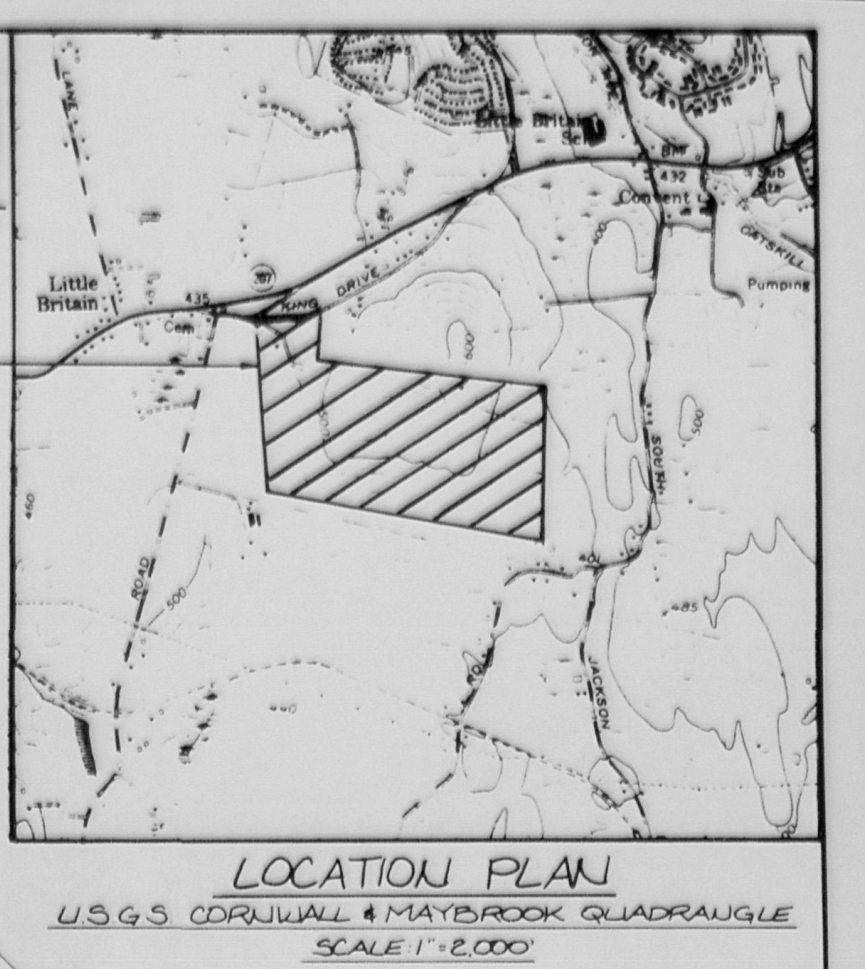
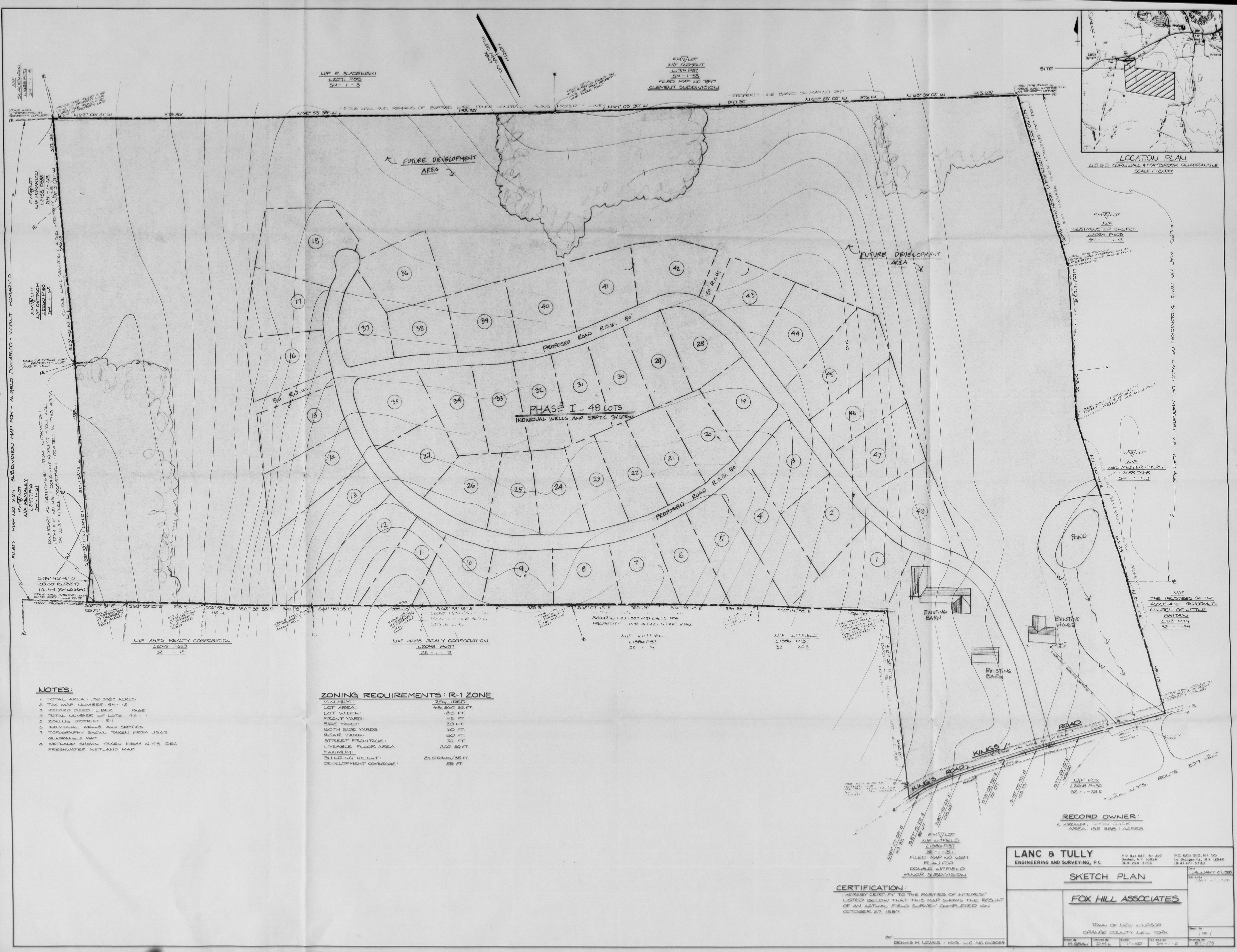
THE SUBDIVIDER HAS IRREVOCABLY OFFERED TO CEDE TITLE FOR THE LAND AREA NOTED FOR STREETS, WIDENING OF STREETS, RIGHTS OF WAY AND FOR EASEMENTS AND OTHER LANDS AS DESIGNATED ON THE PLAT AS OFFERED TO THE TOWN OF NEW WINDSOR

RECORD OWNER

FOX HILL ASSOCIATES
614 LITTLE BRITAIN ROAD
NEW WINDSOR NEW YORK 12550

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.
P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(914) 294-3700

SKETCH PLAN
FOX HILL ACRES
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.
Sheet No. 1 OF 1
Nov. 4, 1987



- NOTES:**
- 1. TOTAL AREA: 152.388 ACRES
 - 2. TAX MAP NUMBER: 54-1-2
 - 3. RECORDED DEED: LIBER PAGE
 - 4. TOTAL NUMBER OF LOTS: 48 + 1
 - 5. ZONING DISTRICT: R-1
 - 6. INDIVIDUAL WELLS AND SEPTICS
 - 7. TOPOGRAPHY SHOWN TAKEN FROM U.S.G.S. QUADRANGLE MAP.
 - 8. WETLAND SHOWN TAKEN FROM N.Y.S. DEC FRESHWATER WETLAND MAP.

ZONING REQUIREMENTS: R-1 ZONE

MINIMUM:	REQUIRED:
LOT AREA:	43,560 SQ. FT.
LOT WIDTH:	125 FT.
FRONT YARD:	45 FT.
SIDE YARD:	20 FT.
BOTH SIDE YARDS:	40 FT.
REAR YARD:	50 FT.
STREET FRONTAGE:	70 FT.
LIVABLE FLOOR AREA:	1,200 SQ. FT.
MAXIMUM:	
BUILDING HEIGHT:	2 1/2 STORIES/35 FT.
DEVELOPMENT COVERAGE:	25 FT.

CERTIFICATION:
I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON OCTOBER 27, 1987.

RECORD OWNER:
K. KIRSCHNER, LEBER CLARK
AREA: 152.388 ACRES

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

SKETCH PLAN

FOX HILL ASSOCIATES

TOWN OF NEW WADSWORTH
ORANGE COUNTY, NEW YORK

DATE: JANUARY 27, 1988

P.O. BOX 687, Rt. 55
Glenville, N.Y. 10924
(914) 294-3700

P.O. BOX 575, Rt. 55
La Grangeville, N.Y. 12540
(914) 471-3750